



ROWAN CRESCENT

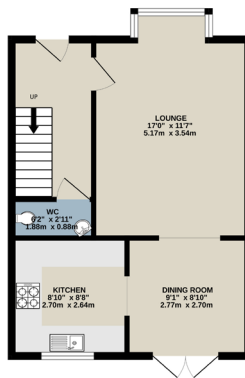
- HYDE -

If you are looking for a bright and welcoming home, located in a quiet spot this might be the one for you.

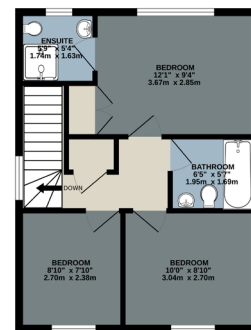
KEY POINTS

- Beautiful detached home in a quiet spot
- Pretty rear sunny garden
- Ground floor WC
- Two double bedrooms plus single
- Close to great transport links
- Off road parking for two cars

GROUND FLOOR
434 sq ft. (40.3 sq m.) approx.



1ST FLOOR
422 sq ft. (39.2 sq m.) approx.



TOTAL FLOOR AREA: 856 sq ft. (79.5 sq m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements or dimensions shown here are not intended to be used for any legal or contractual purposes. The purchaser is advised to verify the actual measurements and to verify the accuracy of the information provided to them.



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Welcome to Rowan Crescent, a beautiful three-bedroom detached home situated on a popular estate in Hyde.

On entrance you have a hallway to shake off your wet shoes and coat and access to the downstairs wc.

Through into the spacious lounge, it is larger than you would expect and will easily accommodate a good size sofa. A bay window lets in lots of light and the space is perfect for entertaining family and friends. The open plan space flows through to the dining area and the kitchen.

The light and bright kitchen and dining area overlook the rear garden. You have integrated appliances, great worktop space and good storage. There is space for a dining table for enjoying family dinners. With lovely views over the pretty garden and patio doors to open when the weather is warmer.

The sunny garden is perfectly laid out so you can just move in and enjoy! A patio has been laid for your garden furniture and there is a lawned area for the children to play on whilst you enjoy drinks with family and friends.

Upstairs you have three comfortable bedrooms and family bathroom.

The principal bedroom is light, bright and beautifully presented with an ensuite shower room for busy mornings.

Your second bedroom has space for a double bed and wardrobes and overlooks the rear garden. The third single has space for a bed and wardrobes for storage.

The family bathroom completes the second floor and has a sparkling white suite with a large bath and thermostatic shower above, perfect for busy mornings.

Where it is

Rowan Crescent is situated on a quiet estate just off Grange Road South. You have a selection of local shops nearby and a choice of several larger supermarkets for the weekly shop just two minutes' drive away.

You have some fabulous walks within easy reach and Werneth Low is within walking distance.

The M60/67 motorway network is a couple minutes' drive away as is the local train station giving you access to the bright lights of Manchester city centre for work or pleasure.



Energy Efficiency Rating	
Net energy efficient - lower rating code	Current
A	95
B	83
C	
D	
E	
F	
G	
Net energy efficient - higher rating code	

England & Wales EPC Directive 2002/91/EC

TECHNICAL DETAILS

- Leasehold £150 PA
- Council Tax Band: D
- Driveway for two cars
- Boiler type and location: Gas / Kitchen
- Loft: Half boarded

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